

VILLAGE OF KEY BISCAYNE  
88 WEST MCINTYRE STREET  
KEY BISCAYNE, FL 33149

ZONING ORDINANCE REVIEW COMMITTEE

THURSDAY, OCTOBER 1, 2009 8:30 A.M.

BUILDING, ZONING, AND PLANNING DEPARTMENT  
CONFERENCE ROOM, 2ND FLOOR ROOM 250

AGENDA

1. Attendance
2. Approval of Minutes: September 24, 2009
3. Review of Zoning Ordinance
  - a. ZORC Report to the Village Council (the report will be forwarded when received from the Chair)
  - b. ZORC Ordinance (the ordinance will be forwarded when received from the Chair)
  - c. Presentation to the Village Council on Oct 13, 2009: Volunteers to make the presentation
4. Subjects discussed at previous meetings (C-1 Commercial district permits retail and office)
  - a. Permit hotels in the C-1 Commercial District limited to the entry block: FAR and height
  - b. Permit hotels for all properties in the C-1 Commercial District: FAR and height
  - c. Change the zoning designation at the L' Esplanade from Office to C-1 Commercial (recommended in the Master Plan Evaluation and Appraisal Report (EAR))
  - d. Change the zoning designation at 240 Crandon Boulevard from Office to C-1 Commercial
  - e. Permit apartments in the C-1 Commercial District
  - f. Transfer Development Rights (TDR's: ZORC has recommended against this)
5. The following subjects were requested by Basha Hicks:
  - a. Present and cause promulgation of the Green Ordinance
  - b. Address concomitant zoning permit accommodations for issues such as height, orientation and setbacks that may arise pursuant to green installations, including but not limited to solar panels, windmills, etc.

- c. Appoint a committee to work with the county reformation of the Building Code, to revise acceptable (1) systems, such as cisterns, electricity, tertiary water recycling, etc. and (2) green building materials, as well, and
  - d. Pump up the BZP payroll to include a higher salary for LEED certified employees.
  - e. Promote the concept of mixed use for higher quality of life and increased diversity of choice, not a mere piecemeal addition of uses in existing zoning designations.
  - f. Do we have a definition of pocket parks? Specifically, no additional parking to minimize intrusion into the neighborhood and to encourage neighborhood use.
6. Public comment
7. Next Meeting Date:
- a. Agenda Items Recommended by the Committee
8. Adjournment

Minutes: September 24, 2009

- 1. The meeting was called to order at 8:40 a.m.
- 2. Attendance was recorded by Staff.
- 3. The minutes of the September 17, 2009 meeting were approved.
- 4. The Committee approved the following: additional bonuses dealing with the dedication of parkland to the Village and modified the bonuses for Green Buildings. There was a consensus that the HR District is approved. The Committee set the next meeting for Oct 1 with the following items to be discussed:
  - a. Review the report (narrative) that is being authored by the Chair and which will be presented to the Village Council on Oct 13.
  - b. Review the zoning ordinance as edited by the Chair which will be presented to the Village Council on Oct 13.
  - c. Discussion items that were deferred at previous meetings.
- 5. The meeting adjourned at 10:02 a.m.
- 6. Respectfully Submitted  
Jud Kurlancheek, AICP, Director  
Building, Zoning, and Planning Department